

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, May 17, 2010, at 6:00 P.M. at the Council Chambers
826 N. Main Street – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:00 p.m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Ed Kiyler, Chairman
Robert Williams

Raymond Cox
Jake Gonzales

Judd Wasden

Vice Chair, Diane Lovett was absent.

Staff Members Present

George Gehlert, Community Development Director
Leslie Wager, Administrative Coordinator, Recorder

CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Comments are limited to five minutes for each person.

No comments from the public.

APPROVAL OF MINUTES OF APRIL 19, 2010

Motion: *To approve the minutes of April 19, 2010 as written.*

Made by: *Commission Wasden*

Second: *Commissioner Cox*

Vote: *Unanimous*

UNFINISHED BUSINESS

1. **DR 10-001** Design Review associated with the renovation of the existing Super Wal-Mart retail store located on the corner of Hwy 260 and Rodeo Drive. The site is zoned C-2 (Heavy Commercial) located at 2003 Rodeo Drive. APN: 406-12-027P. Owner: Wal-Mart Stores, Inc. Agent: Teresa Jones, BRR Architecture.

Director Gehlert stated this was a continuation of review from the April 19, 2010 meeting. The applicant was directed by the Commission to return with a design for a screen wall around the recycle bins and free standing sign. Director Gehlert presented a slide show to remind the Commission of the current paint color on the

building. Director Gehlert reported the blue on the building has been deleted and more earth tone colors have been added. A masonry wall, 8ft high, will be placed on the existing terrace to hide the recycle bins and room will be left for landscaping between the bins and Hwy 260. Director Gehlert stated the Planning Staff had 6 issues as follows:

- The level of detail associated with the current paint scheme was proposed as a means of breaking up the wall massing. The new design has less detail; revisions have been offered in response to last month's discussion. The paint scheme will remove the current colors, which include a darker base, with several accent stripes and a lighter colored top and replace them with a more muted scheme that will still have stripes but none of the stripes are blue. The pop-outs on the sides of the store will be painted a darker color to add contrast to the large expanses of walls
- The screen wall would also be constructed with concrete block painted to match the building. However, the new wall paired with the existing retaining wall may create an appearance of a very large structure. To mitigate these impacts, the screening wall will be stepped back from the retaining wall, which will break up the massing somewhat. Pilasters would also be constructed with river rock veneer to match the existing stone on the façade of the main building, and to break up the expanse of the wall. The new landscape proposal also offers a number of plantings in response to the Commission's concerns.
- The proposed screening wall for the recycling dumpsters is 8ft tall. A wall or fence taller than 6 ft requires approval by the board, according to the Cottonwood Zoning Ordinance.
- The proposed location will take 9 parking spaces from the site.
- The Letter of Intent suggests eight new signs, but they are not all represented in the submittal, including those for several other businesses that are located in the building.
- Colors to the monument sign have been changed in response to the Commission's suggestions. The rock base shown in the proposal is called North Shore Rive Rock, although it does not appear to match the river rock used on the remainder of the site.

Director Gehlert stated, as the new proposal appears to address the Commission's concerns, Staff recommends approval of DR 10-001 subject to the following stipulations:

1. That the site be developed in conformance with the Letter of Intent, dated 5-6-10: associated building elevations dated 4-30-10: and screen wall proposal dated 1-28-10 (as may be further modified by the Commission).
2. That the base of the free standing sign be changed to river rock.
3. Any other stipulations that the Commission deems necessary (re: paint, etc)

Commissioner Wasden questioned whether the current free standing sign had river rock at the base of it. Wal-Mart representative, Mark Howard, stated that the base of the existing sign is river rock with a concrete cap to prevent damage. Commissioner Wasden was pleased with the answer from Howard and also stated the change from blue to earth tone colors on the building looks much better.

Commissioner Cox stated he likes the look of trees planted around the recycle bins and inquired as to what the size of the trees would be. Howard stated at this time the size is undetermined, however, will be specified when the permit is applied for. Director Gehlert stated typically 15 gallon plantings are used.

Director Gehlert questioned Howard on a timeline for the completion date on the wall and if it would be separate from the building remodel. Howard stated both should be on the same timeline.

Commission is happy with plant decision. Commissioner Wasden believes the changes will be an asset.

Motion: To approve DR 10-001 with the following stipulations:

- 1. That the site be developed in conformance with the Letter of Intent, dated 5-6-10; associated building elevations dated 4-30-10; and screen wall proposal dated 1-28-10 (as may be further modified by the Commission).***
- 2. That the base of the free standing sign be changed to river rock.***

Moved by: Gonzales

Second: Cox

Vote: Unanimous

NEW BUSINESS

There was no new business.

DISCUSSION ITEMS

1. Update and possible discussion regarding the proposed Design Review Policy Manual.

Director Gehlert reported he has a meeting next week with the Department Heads to make the project known. The meeting will be an introductory and an opportunity to invite Department Heads into the project to give input. Director Gehlert would like to begin assembling a committee for the project.

2. Possible future work sessions.

Currently there is no work sessions scheduled. The next possible session would be June 7, 2010.

3. Review of Departmental reports.

No discussion took place

4. Miscellaneous Updates.

Director Gehlert reported the Community Development Department is still in the process of moving into the old Foxworth Building (111 N. Main St.). Director Gehlert encouraged the Commission to come and visit the new office.

Chairperson Kiyler and Commissioner Wasden met with City Manager, Doug Bartosh and Development Services General Manager, Dan Lueder on the new Development Services building (111 N. Main St.). Commissioner Wasden stated he was under the impression that the Commission's recommendations were taken as stipulations; however, that is not how they were intended. Commissioner Wasden stated that the Commission is not fond of the building color. Commissioner Wasden also stated that Lueder was not fond of the color as well but stated the building was not finished, the river rock on the columns also not finished. Commissioner Wasden and Chairperson Kiyler were then under the impression that Mr. Lueder did not have to follow guidelines. Chairperson Kiyler stated the Bartosh agreed the City had to follow stipulations. Chairperson Kiyler stated there were some misunderstandings; however, they were worked out.

Commissioner Williams questioned an e-mail sent to P&Z members by Director Gehlert in regards to the Dollar General. Director Gehlert stated the awnings Dollar General would like to use are questionable. Commissioner Williams questioned whether Director Gehlert could make such a decision without the Commission. Director Gehlert stated yes, decision can be made at staff level, however, direction on decision was from Chairperson. Commissioner Wasden added that the e-mail did not ask for a decision, just clarification.

Commissioner Wasden inquired as to the decision made on the awnings for Dollar General. Director Gehlert stated the representative, Gregg Freeman, for Dollar General, not Dollar General itself, is not happy with the Planning/Building Department or the City of Cottonwood; both have been attacked by Dollar General. Director Gehlert expressed his appreciation for City Manager, Doug Bartosh and Development Services General Manager, Dan Lueder, for their support of him in this situation.

Director Gehlert reported next month's P&Z meeting will possibly involve the following:

- Medical Health building for Yavapai County Health Department.
- Blazin' M Ranch Conditional Use Permit.
- High Five Condominium plat.
- Larry Green-Honda dealership & adult short term residential housing.

Commissioner Wasden inquired about the green building behind Hobo Joes, whether or not it was still going to be developed. Director Gehlert stated yes, it appears that it will be turned into a PAD (Planned Area of Development).

Commissioner Wasden requested an update on the Gardner property. Director Gehlert stated the City received confirmation; Gardner has agreed to accept \$300,000 from the City of Cottonwood with the condition that he has to be off the property in five months. Director Gehlert stated once Gardner is off site then the process off sell transfer on the property will begin to take place.

Commissioner Cox heard that Tao Fellowship was suppose to move the two gold statues that line the entrance to their information center. Director Gehlert stated he was unsure, on plans submitted by Tao Fellowship it simply showed dots where the statues now stand. Chairperson Kiyler questioned why Yavapai County continues to push back hearing delays. Director Gehlert stated Tao Fellowship is stating they are a place of worship, which has constituted rights, however, other things are happening out there such as; commercial logging facilities. Director Gehlert stated Yavapai County states they need a Conditional Use Permit for their facilities.

Chairperson Kiyler wanted on record that friend and co-Commissioner Richard Kevin will be greatly missed, he was a good friend.

ADJOURNMENT

Chairperson Kiyler adjourned the meeting at 6:36 p.m.